153.0	0011	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,700 / 889,700
					USE VALUE:	889,700 / 889,700
					ASSESSED:	889,700 / 889,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CODY DEBORAH A
Owner 2:	
Owner 3:	
Street 1:	75 CHESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CODY ROBERT J & DEBORAH A -
Owner 2:	-
Street 1:	75 CHESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,978 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 1989 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5978.000	410,200		479,500	889,700
Total Card	0.137	410,200		479,500	889,700
Total Parcel	0.137	410,200		479,500	889,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.31 | /Parcel: 447.3

Legal Description

User Acct 102374

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	410,200	0	5,978.	479,500	889,700	889,700	Year End Roll	12/18/2019
2019	101	FV	321,600	0	5,978.	449,500	771,100	771,100	Year End Roll	1/3/2019
2018	101	FV	321,600	0	5,978.	371,600	693,200	693,200	Year End Roll	12/20/2017
2017	101	FV	321,600	0	5,978.	341,600	663,200	663,200	Year End Roll	1/3/2017
2016	101	FV	321,600	0	5,978.	311,700	633,300	633,300	Year End	1/4/2016
2015	101	FV	314,100	0	5,978.	305,700	619,800	619,800	Year End Roll	12/11/2014
2014	101	FV	314,100	0	5,978.	284,100	598,200	598,200	Year End Roll	12/16/2013
2013	101	FV	314,100	0	5,978.	270,300	584,400	584,400		12/13/2012

!12078!

PRINT

Date	Time
12/11/20	02:11:42

LAST REV

Date	Time
08/15/18	08:38:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12078

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CODY ROBERT J &	53051-250		6/23/2009	Family		No	No		
	17542-80		10/1/1986		282,500	No	No		Y

USER DEFINED

Prior Id # 1:	102374
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2008	319	Re-Roof	6,000			G9	GR FY09	
11/2/2006	953	Redo Kit	9,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
1/12/2009	Entry Denied	372	PATRIOT
4/18/2000	Measured	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5978		Sq. Ft.	Site		0	80.	1.00	9									479,474						479,500	

Total AC/HA: 0.13724 | Total SF/SM: 5978 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 479,474 | Spl Credit | Total: 479,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24389136
Const Adj.:	0.99989998
Adj $ / SQ:	155.471
Other Features:	113500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557387
Depreciation:	147150
Depreciated Total:	410237

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB 1		

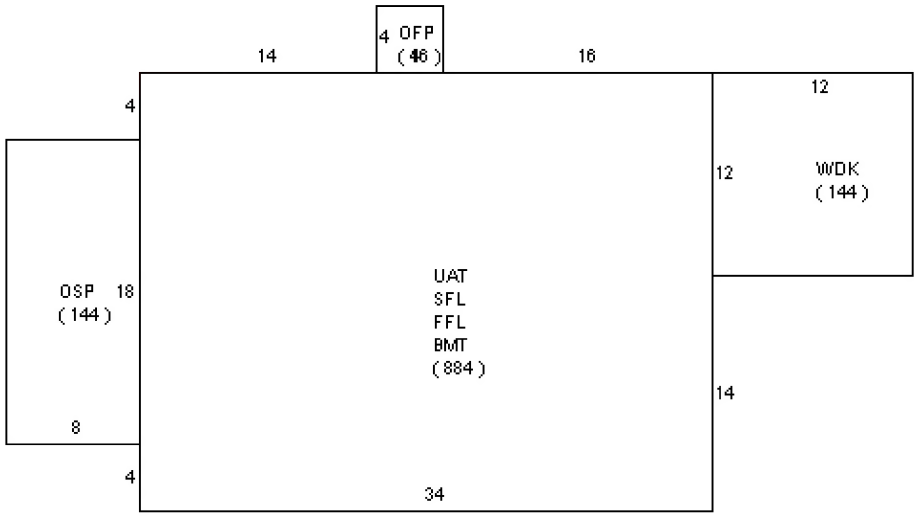
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	188.12
Special Features:	0	Val/Su Net:	129.12
Final Total:	410200	Val/Su SzAd	232.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	46.640	41,231
FFL	First Floor	884	155.470	137,436
SFL	Second Floor	884	155.470	137,436
UAT	Upper Attic	221	108.830	24,051
OSP	Screen Porch	144	30.750	4,428
WDK	Deck	144	12.940	1,864
OFP	Open Porch	16	44.000	704
	Net Sketched Area:	3,177	Total:	347,150
Size Ad	1768	Gross Are	3840	FinArea 1989

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	